

AN ORDINANCE OF THE CITY OF FRISCO, TEXAS, AMENDING ORDINANCE NOS. 90-06-08, 91-03-01, 93-02-07, 94-04-07, 00-02-29 AND 01-09-66 REGARDING IMPACT FEES TO BE ASSESSED BY THE CITY OF FRISCO, TEXAS; UPDATING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN; ESTABLISHING A COLLECTION DATE; ESTABLISHING PROCEDURES AND REGULATIONS REGARDING IMPACT FEES; AUTHORIZING THE MAYOR TO SIGN THE APPROPRIATE COMPLIANCE STATEMENT; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Frisco, Texas (the "City Council") has previously adopted Ordinance Nos. 90-06-08, 91-03-01, 93-02-07, 94-04-07, 00-02-29 and 01-09-66 of the City of Frisco, Texas ("Frisco") establishing impact fees to be assessed by Frisco; and

WHEREAS, Frisco has fully complied with Chapter 395, Local Government Code, concerning the notice, adoption, promulgation and methodology necessary to adopt land use assumptions and a capital improvement plan establishing impact fees and has properly adopted Ordinance Nos. 90-06-08, 91-03-01, 93-02-07, 04-04-07, 00-02-29 and 01-09-66; and

WHEREAS, the City council desires to amend the land use assumptions and amend the capital improvement plan and the amount of impact fees for water, sewer and roadways; and

WHEREAS, Frisco has reviewed the land use assumptions and capital improvement plan, and the impact fees for water, sewer and roadways adopted under Ordinance Nos. 90-06-08, 91-03-01, 93-02-07, 00-02-29 and 01-09-66 of Frisco in compliance with Chapter 395, Local Government Code; and

WHEREAS, Frisco has, within sixty (60) days after the date it received the proposed land use assumptions, the capital improvement plan and assessment of impact fees adopted an order setting a public hearing to discuss and review the same and determine whether to amend them; and

WHEREAS, on or before the date of the first publication of the notice of the hearing on the proposed amendments, including the amount of the proposed impact fee per service unit, such information was made available to the public; and

WHEREAS, the City council held a public hearing to discuss the proposed amendments to the land use assumptions, capital improvement plan and impact fees for water, sewer and roadways; and

WHEREAS, the Advisory Committee, created under Section 395.058, Local Government Code, filed its written comments on the proposed amendments to the land use assumptions, capital improvement plan and impact fees for water, sewer and roadways before the fifth (5th) business day before the date of the public hearing on the amendments; and

WHEREAS, within thirty (30) days after the date of the public hearing on the proposed amendments to the land use assumptions, the City Council is approving amendments to the land use assumptions, capital improvement plan and impact fees for water, sewer and roadways as more fully set forth below; and

WHEREAS, Frisco has fully complied with Chapter 395, Local Government Code, to approve the proposed land use assumptions, capital improvement plan, and impact fees for water, sewer and roadways charged per service unit; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Frisco to adopt such land use assumptions and capital improvement plan, amend the impact fees for water, sewer and roadways.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendments to Ordinance Nos. 90-06-08, 91-03-01, 93-02-07, 04-04-07, 00-02-29 and 01-09-66. Ordinance Nos. 90-06-08, 91-03-01, 93-02-07, 04-04-07, 00-02-29 and 01-09-66 are hereby amended, and Frisco's land use assumptions, capital improvement plan and impact fee regulations for water, sewer and roadways are adopted as follows:

Article 1. Purpose.

This Ordinance is intended to assure the provision of adequate public facilities to serve new development in the city by requiring each such development to pay its share of the costs of such improvements necessitated by and attributable to such new development.

Article 2. Definitions.

Area-related facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-related facility may include a capital improvement which is located offsite or within or on the perimeter of the development site.

Capital improvement means any of the following facilities with a life expectancy of three (3)

or more years that are owned and operated by or on behalf of Frisco:

- (a) water supply, treatment and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage and flood control facilities, whether or not they are located within the service area; and
- (b) roadway facilities.

Capital Improvements Plan means a plan contemplated by the Ordinance that identifies capital improvements or facility expansions for which impact fees may be assessed.

City or Frisco means the City of Frisco, Texas.

City Council means the City Council of the City of Frisco, Texas.

Facility expansion means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization or expansion of an existing facility to better serve existing development.

Final plat or final plat approval or approved final plat means the point at which the applicant has complied with all conditions of approval and the plat has been released by the city for filing with Collin or Denton County, whichever is appropriate.

Impact fee means a charge or assessment imposed as set forth in this Ordinance against new development. The term does not include:

- (a) Required dedications of land for public parks or payments in lieu thereof;
- (b) Dedication of rights-of-way or easements or construction or dedication of onsite or off-site water distribution, waste water collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
- (c) Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or
- (d) other pro rata fees for reimbursement of water or sewer mains or lines extended by Frisco.

Land use assumptions means a description of the service area and the projections of changes in land uses, densities, intensities, population and employment growth in the service area over at

least a ten (10) year period and adopted by the city, as may be amended from time to time, upon which the capital improvements plans are based.

New development means a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation or enlargement of any structure, or any use or extension of the use of land, any of which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval of a plat pursuant to the city's subdivision regulations, the issuance of a building permit or connection to the city's water or wastewater system, and which has not been exempted from these regulations by provisions herein or attached hereto. Installation of a larger water meter will constitute new development.

Off-site means a facility or expansion that is not a *Site-related facility*, as defined herein.

Plat shall mean a final plat as described in the city's subdivision regulations. Plat includes replat.

Property owner has the same meaning as the term "subdivider" in the city's subdivision regulations. Property owner includes the developer for the new development.

Recoup means the imposition of an impact fee to reimburse the city for capital improvements which the city has previously oversized to serve new development.

Roadway facilities means arterial or collector streets or roads that have been designated on Frisco's official adopted roadway plan, together with all necessary appurtenances. The term includes, but is not limited to, Frisco's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including but not limited to, local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks and drainage appurtenances. The term also includes, but is not limited to, interest in land, traffic lanes, intersection improvements, traffic control devices and turn lanes associated with the roadway or street lighting.

Service area means the area within the city and/or the city's extraterritorial jurisdiction, as identified in the land use assumptions, to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except for roadway facilities *service area* means any one of the individual services areas with the city's corporate boundaries as identified in the land use assumptions and the capital improvements plan.

Service unit means the standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, that had been calculated in accordance with generally accepted engineering and/or planning standards, as indicated in the land use equivalency tables located in the "Roadway, Water and Wastewater Impact Fee Update", which is attached hereto as Exhibit D and incorporated by reference herein, as may be amended from time to time.

Single-family residential has the meaning given the term in the city's zoning regulations.

Site-related facility means an improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of roadway, water or wastewater facilities to serve the new development, and which is not included in the capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable regulations or which is located at least partially on the plat which is being considered for impact fee assessment. Site-related facility includes that portion of an off-site water or wastewater main, equivalent to a standard size water or wastewater main, which is necessary to connect any new development with the city's water or wastewater system, the cost of which has not been included in the city's impact fee capital improvements plan.

Utility connection means authorization to install a water meter for connecting a new development to the city's water system or to the city's wastewater system.

Wastewater facility means a wastewater interceptor or main, lift station or other facility or improvement used for providing wastewater collection and treatment included within the city's collection system for wastewater. Wastewater facility includes, but is not limited to, land, easements or structures associated with such facilities. Wastewater facility excludes a site-related facility.

Water facility means a water interceptor or main, pump station, storage tank or other facility or improvement used for providing water supply, treatment and distribution service included within the city's water storage or distribution system. Water facility includes, but is not limited to, land, easements or structures associated with such facilities. Water facility excludes site-related facilities.

Water meter means a device owned by the city for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

Article 3. Applicability.

The provisions of this Ordinance regarding water and wastewater impact fees apply to all new development within the corporate boundaries of the city and its extraterritorial jurisdiction. The provisions of this Ordinance regarding roadway impact fees apply to all new development within the corporate boundaries of the city.

Article 4. Land Use Assumptions Adopted.

The previously adopted land use assumptions have been reviewed, evaluated, updated and revised, and the City Council finds that the land use assumptions attached hereto as Section 1 of Exhibit D, and incorporated for all purposes, are hereby adopted and approved.

Article 5. Capital Improvements Plan Adopted.

The previously adopted capital improvements plan has been reviewed, evaluated, updated and revised, and the City Council finds that the capital improvements plan attached hereto as Sections 2, 3 and 4 of Exhibit D, and incorporated for all purposes, is hereby adopted and approved.

Article 6. Impact Fees Adopted.

- (a) The previously adopted impact fees for roadways, water and wastewater have been reviewed, evaluated, updated and revised. The City Council finds that:
 - (1) the impact fees for roadways set forth in Exhibit A, attached hereto and incorporated for all purposes, representing sixty percent (60%) of the total projected costs, are hereby adopted and approved; and
 - (2) the impact fees for water set forth in Exhibit B, attached hereto and incorporated for all purposes, representing sixty percent (60%) of the total projected costs, are hereby adopted and approved; and
 - (3) the impact fees for wastewater set forth in Exhibit C, attached hereto and incorporated for all purposes, representing sixty percent (60%) of the total projected costs, are hereby adopted and approved.
- (b) On or about twelve (12) months following the approval of this Ordinance by the City Council or earlier, the City Council may review the impact fees approved in subsection (a) above, and based on, among other things, the impact fees collected, capital costs and the state of development and the local economy, the approved impact fees set forth in Exhibits A, B and C to be used in making calculations pursuant to this Ordinance, may be amended to figures representing up to sixty-five percent (65%), or higher, of the total projected costs.
- (c) On or about twenty-four (24) months following the approval of this Ordinance by the City Council or earlier, the City Council may review the impact fees approved in subsection (a) above, and based on, among other things, the impact fees collected, capital costs and the state of development and the local economy, the approved impact fees set forth in Exhibits A, B and C to be used in making calculations pursuant to this Ordinance, may be amended to figures representing up to seventy-five percent (75%), or higher, of the total projected costs.

Article 7. Impact fee as condition of development approval/permit issuance.

No final plat for new development shall be released for filing with the appropriate county, or in the cases within Frisco's extraterritorial jurisdiction for which no plat is submitted to Frisco, no application for a utility connection shall be approved, without assessment of an impact fee pursuant to this Ordinance. No building permit shall be issued, or in the cases within Frisco's extraterritorial jurisdiction for which no plat is submitted to Frisco, utility connection made, for new development, until the property owner has paid the impact fee imposed by and calculated herein or a contract for

payment is approved by Frisco and executed by the parties.

Article 8. Assessment of impact fees.

- (a) The assessment of the impact fee for any new development shall be calculated and made at the time of final plat approval (as defined in Article 2); however, for the sole purpose of phasing in the application of this Ordinance, for complete applications for final plats submitted to the city for consideration, on or before August 4, 2005, that are subsequently approved by the Planning and Zoning Commission, or deemed approved due to the Planning and Zoning Commission's failure to act, pursuant to the city's subdivision regulations and for which no replatting is necessary prior to issuance of a building permit, assessment for the new development to which the final plat applies shall be calculated and made in accordance with the impact fees existing on July 4, 2005.
- (b) Following initial assessment of the impact fee for a new development pursuant to subsection (a), the amount of the impact fee per service unit for that development cannot be increased, unless the approved final plat expires or lapses under applicable ordinances or law or the owner proposes to change the approved development by the submission of a new development application or application to increase the number of service units, in which case the impact fee will be reassessed for increased meter size or additional meters or service units at the impact fee rate then in effect.
- (c) Following the lapse or expiration of a final plat that has received approval of the Planning and Zoning Commission, or a final plat deemed approved due to the Planning and Zoning Commission's failure to act, pursuant to the city's subdivision regulations, a new assessment shall be performed at the time of new final plat approval in accordance with this Ordinance.

Article 9. Computation and collection of impact fees.

- (a) The impact fees due on new development shall be collected at the time of application for a building permit or, in the cases within Frisco's extraterritorial jurisdiction for which no plat is submitted to Frisco at the time of application for utility connection, unless an agreement between the developer and the city has been executed providing for a different time of payment.
- (b) At the time of final plat approval, or the request for a utility connection for an area in the city's extraterritorial jurisdiction for which a final plat was not submitted to the city, for all new developments, the city shall compute the impact fees due for the new development in the following manner:
 - (1) The amount of each type of impact fee due (roadway, water, and/or wastewater) shall be determined by multiplying the number of each type of service units generated by the new development by the impact fee due for each type of service unit in the

applicable service area set forth in Exhibits A, B and/or C, respectively.

- (2) The amount of each impact fee due shall be reduced by any allowable credits for that category of capital improvements in the manner provided by this Ordinance.
- (c) Whenever a property owner proposes to increase the number of service units for a new development, the additional impact fees collected for such new service units shall be determined by using the amount of impact fee per service unit in Exhibits A, B and/or C then in effect, and such additional fee shall be collected at the time of issuance of a new building permit, or for an area in the city's extraterritorial jurisdiction for which a final plat was not required to be submitted to the city, prior to or at the time of enlargement of the connection to the city's water or wastewater system.

Article 10. Credits against impact fees.

- (a) Any construction or contributions to or dedications of any area-related facility appearing in the capital improvements plan that is required to be constructed by a property owner as a condition of new development shall be credited against the impact fees otherwise due on that new development from the same category (roadway, water or wastewater) of impact fees assessed on the new development.
- (b) All credits against impact fees shall be subject to the following limitations and shall be granted based on this Ordinance and any additional administrative guidelines that may be adopted by the city.
 - (1) No credit shall be given for the dedication or construction of site-related facilities.
 - (2) No credit shall exceed an amount equal to the assessed impact fee.
 - (3) If a credit applicable to a final plat has not been exhausted within ten (10) years from the acquisition of the first building permit issued or, in the cases within Frisco's extraterritorial jurisdiction for which no plat is submitted to Frisco, connection made after the effective date of the adoption of the applicable impact fees, or within such period as may otherwise be designated by contract, such credit shall lapse.
 - (4) In no event will the city reimburse the property owner or developer for a credit when no impact fees for the new development can be collected pursuant to city ordinance or for any amount exceeding the total impact fees due for the new development for the category of capital improvement, unless otherwise agreed to by the city.
- (c) The available credit associated with new development shall be applied against an impact fee in the following manner:

- (1) For single-family residential lots in a new development consisting only of single-family residential development, such credit shall be prorated equally among such lots, to be applied at the time of application of a building permit for each lot, against impact fees to be collected at the time the building permit is issued.
- (2) For all other types of new development, including those involving mixed uses, the credit applicable to the new development shall be applied to the impact fee due at the time of approval.
- (3) At its sole discretion, the city may authorize alternative credit agreements upon written agreement with the property owner in accordance with the city's administrative guidelines.

Article 11. Establishment of accounts.

- (a) The city shall establish an account to which interest is allocated for each service area for each type of capital facility for which an impact fee is imposed. Each impact fee collected within the service area shall be deposited in such account.
- (b) Interest earned on the account into which the impact fees are deposited shall be considered funds of the account and shall be used only in the same manner as which the underlying funds may be used.
- (c) The city shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the accounts are utilized solely for authorized purposes.
- (d) The city shall maintain and keep financial records for impact fees, which shall show the source and disbursement of all fees collected in or expended within each service area. The records of the account into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours. The city may establish a fee for copying services.

Article 12. Use of proceeds of impact fee accounts.

- (a) The impact fees collected for each service area may be used to finance or to recoup the costs of any capital improvements or facility expansion identified in the capital improvements plan for the service area, including but not limited to the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorney's fees and expert witness fees). Impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the city to finance such capital improvements or facility expansion.
- (b) Impact fees collected pursuant to this Ordinance shall not be used to pay for any of the

following expenses:

- (1) Construction, acquisition or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;
- (2) Repair, operation or maintenance of existing or new capital improvements or facility expansion;
- (3) Upgrade, update, expansion or replacement of existing capital improvements to provide better service to existing development; or
- (4) Administrative and operating costs of the city.

Article 13. Refunds.

- (a) Upon application by an owner of property, any impact fee or portion thereof collected pursuant to city ordinance, which; (i) has not been expended within the service area within ten (10) years from the date of payment, or (ii) existing facilities are available and service is denied, or (iii) the city has, after collecting the impact fee when service was not available, failed to commence construction within two (2) years or service is not available within a reasonable period considering the type of improvement or expansion, but in no event later than five (5) years from the date of payment; shall be refunded to the record owner of the property for which the impact fee was paid or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of payment to the date of refund at the statutory rate as set forth in the Texas Finance Code, Section 302.002, or its successor statute. The application for refund pursuant to this article shall be submitted within sixty (60) days after the expiration of the ten-year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first-out basis.
- (b) An impact fee collected pursuant to this Ordinance shall also be considered expended if the total expenditures for capital improvements or facility within the service area within ten (10) years following the date of payment exceed the total fees collected within the service area for such improvements or expansions during such period.
- (c) If a refund is due pursuant to subsections (a) and (b), the city shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.
- (d) Upon completion of all the capital improvements or facility expansions identified in the

capital improvements plan for the service area, the city shall recalculate the impact fee per service unit using the actual costs for the improvements or expansions. If the impact fee per service unit based on actual cost is less than the impact fee per service unit paid, the city shall refund the difference, if such difference exceeds the impact fee paid by more than ten (10) percent. If the difference is less than ten (10) percent, no refund shall be due. The refund to the record owner shall be calculated by multiplying such difference by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

Article 14. Updates to plan and revision of fees.

- (a) The city shall update its land use assumptions and capital improvements plans at least every five (5) years, commencing from the date of adoption of such plans, and shall recalculate the impact fees based thereon in accordance with the procedures set forth in Texas Local Government Code Chapter 395 or in any successor statute.
- (b) The city may review its land use assumptions, impact fees, capital improvements plans and other factors such as market conditions more frequently than provided in subsection (a) to determine whether the land use assumptions and capital improvements plan should be updated and the impact fee recalculated accordingly, or whether any Exhibits hereto should be changed.
- (c) If, at the time an update is required pursuant to subsection (a), the city council determines that no change to the land use assumptions, capital improvements plan or impact fee is needed, it may dispense with such update by following the procedures in Texas Local Government Code Section 395.0575 or its successor statute.
- (d) In addition to the reviews required by this Article, the city shall also conduct the reviews required by Article 6, Impact Fees Approved, above.

Article 15. Use of other financing mechanisms.

- (a) The city may finance capital improvements or facility expansion designated in the capital improvements plan through the issuance of bonds, through the formation of public utility districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.
- (b) Except as herein otherwise provided, the assessment and collection of an impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.

Article 16. Impact fee as additional and supplemental regulation.

Impact fees established by this Ordinance are additional and supplemental to, and not in substitution of, any other requirements imposed by the city on the development of land or the issuance of building permits or certificates of occupancy. Such fee is intended to be consistent with and to further the policies of the city's comprehensive land use plan, the capital improvements plan, the zoning ordinance, subdivision regulations and other city policies, ordinances, codes and resolutions by which the city seeks to ensure the provision of adequate public facilities in conjunction with the development of land.

Article 17. Relief procedures.

Any person who has paid an impact fee or an owner of land upon which an impact fee has been paid may petition the city council to determine whether any duty required by this Ordinance has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within sixty (60) days of the request. If the city council determines that the duty is required pursuant to this Ordinance and is late in being performed, it shall cause the duty to commence within sixty (60) days of the date of the request and to continue until completion.

SECTION 3: Certificate of Compliance Statement. The Mayor is hereby authorized to sign the appropriate annual compliance statement required under Section 395.082 of the Texas Local Government Code or its successor statute acknowledging compliance with the requirements thereof.

SECTION 4: Saving/Repealing Clause. Unless otherwise set forth herein, Frisco Ordinance Nos. 90-06-08, 91-03-01, 93-02-07, 94-04-07, 00-02-29 and 01-09-66 shall remain in full force and effect for final plats receiving approval by the Planning and Zoning Commission pursuant to the city's subdivision regulations, or for a final plat deemed approved due to the Planning and Zoning Commission's failure to act, on or before August 4, 2005 for which no replatting is necessary, as set forth in Article 8, save and except as amended by this or any other ordinance. All provisions of any other ordinances in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

SECTION 5: Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.



SECTION 6: Effective Date. This Ordinance shall become effective immediately upon its adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS on this 5th day of July 2005.


Mike Simpson, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

APPROVED AS TO FORM:


NAN PARKER
City Secretary


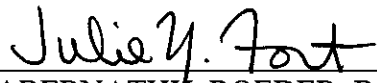

ABERNATHY, ROEDER, BOYD
& JOPLIN, P.C.
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City Attorneys

Exhibit A: Roadway Impact Fee Schedule, City of Frisco

Land Use Category	ITE Land Use Code	Development Unit	Actual Roadway Impact Fee Per Development Unit (60% of Maximum)				Actual Roadway Impact Fee Per Development Unit (65% of Maximum)				Actual Roadway Impact Fee Per Development Unit (75% of Maximum)				Actual Roadway Impact Fee Per Development Unit (100% of Maximum)			
			A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
PORT AND TERMINAL																		
Truck Terminal	030	Acre	\$ 19,909	\$ 21,668	\$ 13,372	\$ 10,657	\$ 21,135	\$ 23,474	\$ 14,486	\$ 11,545	\$ 24,386	\$ 27,085	\$ 16,715	\$ 13,321	\$ 32,515	\$ 36,113	\$ 22,287	\$ 17,761
INDUSTRIAL																		
General Light Industrial	110	1,000 SF GFA	\$ 2,919	\$ 3,242	\$ 2,001	\$ 1,594	\$ 3,162	\$ 3,512	\$ 2,167	\$ 1,727	\$ 3,648	\$ 4,052	\$ 2,501	\$ 1,993	\$ 4,864	\$ 5,405	\$ 3,334	\$ 2,657
General Light Industrial	120	1,000 SF GFA	\$ 2,027	\$ 2,231	\$ 1,389	\$ 1,097	\$ 2,196	\$ 2,439	\$ 1,505	\$ 1,199	\$ 2,534	\$ 2,814	\$ 1,737	\$ 1,384	\$ 3,378	\$ 3,752	\$ 2,316	\$ 1,845
Industrial Heavy Industrial	130	1,000 SF GFA	\$ 2,462	\$ 2,846	\$ 1,756	\$ 1,399	\$ 2,775	\$ 3,083	\$ 1,902	\$ 1,516	\$ 3,202	\$ 3,557	\$ 2,195	\$ 1,749	\$ 4,270	\$ 4,743	\$ 2,927	\$ 2,332
Industrial Park	150	1,000 SF GFA	\$ 1,896	\$ 2,106	\$ 1,300	\$ 1,016	\$ 2,054	\$ 2,282	\$ 1,408	\$ 1,122	\$ 2,794	\$ 3,021	\$ 1,623	\$ 1,295	\$ 3,160	\$ 3,510	\$ 2,166	\$ 1,728
Warehouse	150	1,000 SF GFA	\$ 838	\$ 931	\$ 574	\$ 453	\$ 908	\$ 1,008	\$ 622	\$ 496	\$ 1,048	\$ 1,164	\$ 718	\$ 572	\$ 1,397	\$ 1,551	\$ 977	\$ 763
Mini-Warehouse	151	1,000 SF GFA																
RESIDENTIAL																		
Single-Family Detached Housing	210	Dwelling Unit	\$ 3,602	\$ 4,001	\$ 2,469	\$ 1,968	\$ 3,902	\$ 4,334	\$ 2,675	\$ 2,132	\$ 4,303	\$ 4,801	\$ 3,086	\$ 2,460	\$ 6,004	\$ 6,668	\$ 4,115	\$ 3,279
Apartment Multi-Family	220	Dwelling Unit	\$ 2,211	\$ 2,465	\$ 1,516	\$ 1,208	\$ 2,396	\$ 2,661	\$ 1,662	\$ 1,309	\$ 2,764	\$ 3,070	\$ 1,935	\$ 1,510	\$ 3,665	\$ 4,093	\$ 2,556	\$ 2,013
Residential Condominium/ Townhome	230	Dwelling Unit	\$ 1,855	\$ 2,060	\$ 1,271	\$ 1,013	\$ 2,009	\$ 2,232	\$ 1,377	\$ 1,097	\$ 2,318	\$ 2,575	\$ 1,589	\$ 1,266	\$ 3,507	\$ 3,935	\$ 2,494	\$ 1,916
Mobile Home Park	240	Dwelling Unit	\$ 2,104	\$ 2,337	\$ 1,442	\$ 1,149	\$ 2,280	\$ 2,532	\$ 1,563	\$ 1,245	\$ 2,650	\$ 2,921	\$ 1,803	\$ 1,457	\$ 3,108	\$ 3,452	\$ 2,404	\$ 1,916
Assisted Living	254	Dwelling Unit	\$ 785	\$ 871	\$ 538	\$ 429	\$ 830	\$ 944	\$ 583	\$ 464	\$ 981	\$ 1,089	\$ 672	\$ 536				
LODGING																		
Hotel	310	Room	\$ 1,129	\$ 1,254	\$ 774	\$ 617	\$ 1,224	\$ 1,359	\$ 839	\$ 668	\$ 1,412	\$ 1,568	\$ 968	\$ 771	\$ 1,882	\$ 2,091	\$ 1,290	\$ 1,028
Motel / Other Lodging Facilities	320	Room	\$ 898	\$ 997	\$ 615	\$ 480	\$ 972	\$ 1,080	\$ 666	\$ 531	\$ 1,122	\$ 1,246	\$ 769	\$ 613	\$ 1,496	\$ 1,662	\$ 1,025	\$ 817
RECREATIONAL																		
Dining Range	432	Tee	\$ 2,390	\$ 2,654	\$ 1,638	\$ 1,305	\$ 2,589	\$ 2,875	\$ 1,774	\$ 1,414	\$ 2,987	\$ 3,318	\$ 2,047	\$ 1,632	\$ 3,983	\$ 4,423	\$ 2,730	\$ 2,175
Golf Course	430	Acre	\$ 571	\$ 634	\$ 391	\$ 312	\$ 618	\$ 687	\$ 424	\$ 338	\$ 713	\$ 792	\$ 489	\$ 390	\$ 951	\$ 1,056	\$ 652	\$ 520
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	\$ 3,133	\$ 3,479	\$ 2,147	\$ 1,711	\$ 3,394	\$ 3,769	\$ 2,376	\$ 1,854	\$ 3,916	\$ 4,349	\$ 2,684	\$ 2,139	\$ 5,221	\$ 5,799	\$ 3,579	\$ 2,852
Ice Rink	465	1,000 SF GFA	\$ 4,512	\$ 5,011	\$ 3,092	\$ 2,464	\$ 4,888	\$ 5,429	\$ 3,350	\$ 2,670	\$ 5,640	\$ 6,264	\$ 3,866	\$ 3,081	\$ 7,520	\$ 8,352	\$ 5,154	\$ 4,107
Miniature Golf	451	Hole	\$ 630	\$ 700	\$ 432	\$ 344	\$ 683	\$ 758	\$ 468	\$ 373	\$ 788	\$ 875	\$ 540	\$ 430	\$ 1,050	\$ 1,166	\$ 720	\$ 574
Multiple Movie Theater	445	Screens	\$ 26,066	\$ 28,950	\$ 17,865	\$ 14,238	\$ 28,238	\$ 31,363	\$ 19,355	\$ 15,425	\$ 32,582	\$ 36,188	\$ 22,333	\$ 17,798	\$ 43,463	\$ 48,250	\$ 29,777	\$ 23,730
Request / Tennis Club	491	Court	\$ 6,402	\$ 7,110	\$ 4,388	\$ 3,497	\$ 6,935	\$ 7,703	\$ 4,754	\$ 3,788	\$ 8,002	\$ 8,888	\$ 5,485	\$ 4,371	\$ 10,670	\$ 11,851	\$ 7,313	\$ 5,828
INSTITUTIONAL																		
Church	560	1,000 SF GFA	\$ 826	\$ 918	\$ 566	\$ 451	\$ 895	\$ 994	\$ 614	\$ 489	\$ 1,033	\$ 1,147	\$ 708	\$ 564	\$ 1,377	\$ 1,529	\$ 944	\$ 752
Day Care Center	565	1,000 SF GFA	\$ 16,454	\$ 18,275	\$ 11,278	\$ 8,988	\$ 17,825	\$ 19,797	\$ 12,218	\$ 9,737	\$ 20,567	\$ 22,843	\$ 14,097	\$ 11,235	\$ 27,423	\$ 30,458	\$ 18,786	\$ 14,979
Primary/Middle School (1-8)	522	Students	\$ 190	\$ 211	\$ 130	\$ 104	\$ 206	\$ 229	\$ 141	\$ 113	\$ 238	\$ 264	\$ 163	\$ 130	\$ 317	\$ 352	\$ 217	\$ 173
High School (9-12)	530	Students	\$ 172	\$ 191	\$ 118	\$ 94	\$ 187	\$ 207	\$ 128	\$ 102	\$ 215	\$ 239	\$ 146	\$ 118	\$ 287	\$ 319	\$ 197	\$ 157
Jr / Community College	540	Students	\$ 149	\$ 165	\$ 102	\$ 81	\$ 161	\$ 179	\$ 110	\$ 88	\$ 186	\$ 206	\$ 127	\$ 101	\$ 248	\$ 275	\$ 170	\$ 135
University / College	550	Students	\$ 262	\$ 290	\$ 179	\$ 143	\$ 283	\$ 315	\$ 194	\$ 155	\$ 327	\$ 363	\$ 224	\$ 179	\$ 436	\$ 484	\$ 299	\$ 238
MEDICAL																		
Clinic	630	1,000 SF GFA	\$ 11,621	\$ 12,907	\$ 7,965	\$ 6,348	\$ 12,580	\$ 13,983	\$ 8,629	\$ 6,837	\$ 14,556	\$ 16,134	\$ 9,957	\$ 7,935	\$ 19,568	\$ 21,512	\$ 13,276	\$ 10,580
Hospital	610	Bed	\$ 2,919	\$ 3,242	\$ 2,001	\$ 1,594	\$ 3,162	\$ 3,512	\$ 2,167	\$ 1,727	\$ 3,648	\$ 4,052	\$ 2,501	\$ 1,993	\$ 4,864	\$ 5,405	\$ 3,334	\$ 2,657
Nursing Home	620	Bed	\$ 493	\$ 548	\$ 338	\$ 269	\$ 534	\$ 594	\$ 366	\$ 292	\$ 617	\$ 685	\$ 423	\$ 337	\$ 822	\$ 913	\$ 564	\$ 449
OFFICE																		
Corporate Headquarters Building	714	1,000 SF GFA	\$ 4,541	\$ 5,044	\$ 3,113	\$ 2,481	\$ 4,920	\$ 5,464	\$ 3,372	\$ 2,687	\$ 5,677	\$ 6,305	\$ 3,891	\$ 3,101	\$ 7,659	\$ 8,407	\$ 5,188	\$ 4,134
General Office Building	710	1,000 SF GFA	\$ 4,839	\$ 5,374	\$ 3,317	\$ 2,643	\$ 5,342	\$ 5,822	\$ 3,593	\$ 2,863	\$ 6,048	\$ 6,718	\$ 4,146	\$ 3,304	\$ 8,664	\$ 9,497	\$ 5,528	\$ 4,405
Medical/Dental Office	720	1,000 SF GFA	\$ 12,073	\$ 13,409	\$ 8,275	\$ 6,595	\$ 13,079	\$ 14,536	\$ 8,865	\$ 7,144	\$ 15,091	\$ 16,761	\$ 10,344	\$ 8,243	\$ 20,121	\$ 22,348	\$ 13,792	\$ 10,991
Single Tenant Office Building	715	1,000 SF GFA	\$ 5,617	\$ 6,239	\$ 3,850	\$ 3,068	\$ 6,085	\$ 6,759	\$ 4,171	\$ 3,324	\$ 7,022	\$ 7,799	\$ 4,813	\$ 3,835	\$ 9,562	\$ 10,598	\$ 6,417	\$ 5,114
Office/Business Park	750	1,000 SF GFA	\$ 4,868	\$ 5,407	\$ 3,337	\$ 2,659	\$ 5,274	\$ 5,858	\$ 3,615	\$ 2,881	\$ 6,085	\$ 6,759	\$ 4,171	\$ 3,324	\$ 8,114	\$ 9,012	\$ 5,562	\$ 4,352
COMMERCIAL																		
Automobile Related																		
Automobile Care Center	942	1,000 SF GFA	\$ 3,876	\$ 4,305	\$ 2,656	\$ 2,117	\$ 4,199	\$ 4,663	\$ 2,878	\$ 2,293	\$ 4,845	\$ 5,381	\$ 3,321	\$ 2,646	\$ 6,459	\$ 7,174	\$ 4,427	\$ 3,528
Automobile Parts Sales	943	1,000 SF GFA	\$ 6,515	\$ 7,236	\$ 4,466	\$ 3,595	\$ 7,058	\$ 7,839	\$ 4,838	\$ 3,853	\$ 8,144	\$ 9,045	\$ 5,582	\$ 4,448	\$ 10,558	\$ 12,060	\$ 7,443	\$ 5,931
Gasoline Service Station	944	Fueling Position	\$ 2,865	\$ 3,182	\$ 1,964	\$ 1,565	\$ 3,104	\$ 3,447	\$ 2,128	\$ 1,695	\$ 3,581	\$ 3,978	\$ 2,455	\$ 1,956	\$ 4,775	\$ 5,204	\$ 3,273	\$ 2,608
Gasoline Service Station w/ Car Wash	945	Fueling Position	\$ 2,098	\$ 2,331	\$ 1,438	\$ 1,145	\$ 2,273	\$ 2,525	\$ 1,558	\$ 1,242	\$ 2,633	\$ 2,913	\$ 1,798	\$ 1,433	\$ 3,497	\$ 3,884	\$ 2,397	\$ 1,910
Service Station w/ Car Wash and Car Wash	946	Fueling Position	\$ 2,092	\$ 2,324	\$ 1,434	\$ 1,143	\$ 2,267	\$ 2,518	\$ 1,554	\$ 1,238	\$ 2,615	\$ 2,905	\$ 1,793	\$ 1,429	\$ 3,487	\$ 3,873	\$ 2,390	\$ 1,905
New and Used Car Sales	941	1,000 SF GFA	\$ 5,930	\$ 6,609	\$ 4,078	\$ 3,250	\$ 4,373	\$ 4,856	\$ 2,997	\$ 2,388	\$ 5,045	\$ 5,604	\$ 3,458	\$ 2,756	\$ 6,722	\$ 7,471	\$ 4,611	\$ 3,675
Quick Lubrication Vehicle Center	941	Service Position	\$ 1,183	\$ 1,314	\$ 811	\$ 646	\$ 1,446	\$ 1,609	\$ 1,018	\$ 808	\$ 1,748	\$ 1,941	\$ 1,214	\$ 988	\$ 2,197	\$ 2,419	\$ 1,531	\$ 1,217
Self-Service Car Wash	947	Shall	\$ 6,919	\$ 7,685	\$ 4,743	\$ 3,779	\$ 7,496	\$ 8,325	\$ 5,138	\$ 4,094	\$ 8,649	\$ 9,606	\$ 5,928	\$ 4,724	\$ 11,532	\$ 12,808	\$ 7,904	\$ 6,299
Tire Store	948	1,000 SF GFA																
Food Service																		
Fast Food Restaurant with Drive-Thru	934	1,000 SF GFA	\$ 24,657	\$ 27,386	\$ 16,900	\$ 13,468	\$ 26,712	\$ 29,668	\$ 18,309	\$ 14,591	\$ 30,821	\$ 34,232	\$ 21,126	\$ 16,836	\$ 41,095	\$ 45,643	\$ 28,167	\$ 22,447
Fast Food Restaurant without Drive-Thru	933	1,000 SF GFA	\$ 18,612	\$ 20,671	\$ 12,757	\$ 10,161	\$ 20,162	\$ 22,394	\$ 13,820	\$ 11,013	\$ 23,864	\$ 26,639	\$ 15,946	\$ 12,708	\$ 31,019	\$ 34,452	\$ 21,261	\$ 16,944
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	\$ 8,863	\$ 9,844	\$ 6,075	\$ 4,841	\$ 9,601	\$ 10,664	\$ 6,581	\$ 5,245	\$ 11,079	\$ 12,305	\$ 7,594	\$ 6,092	\$ 14,712	\$ 16,406	\$ 10,125	\$ 8,069
Sit Down Restaurant	931	1,000 SF GFA	\$ 5,924	\$ 6,635	\$ 4,095	\$ 3,263	\$ 6,472	\$ 7,188	\$ 4,436	\$ 3,535	\$ 7,467	\$ 8,294	\$ 5,118	\$ 4,075	\$ 9,957	\$ 11,059	\$ 6,825	\$ 5,439
Other Retail																		
Free-Standing Retail Store	815	1,000 SF GFA	\$ 6,771	\$ 7,520	\$ 4,641	\$ 3,698	\$ 7,335	\$ 8,146	\$ 5,027	\$ 4,007	\$ 8,663	\$ 9,400	\$ 5,801	\$ 4,623	\$ 11,284	\$ 12,533	\$ 7,735	\$ 6,164
Center (Nursery)	817	1,000 SF GFA	\$ 5,082	\$ 5,645	\$ 3,484	\$ 2,716	\$ 5,506	\$ 6,115	\$ 3,724	\$ 3,008	\$ 6,535	\$ 7,056	\$ 4,354	\$ 3,470	\$ 8,471	\$ 9,408	\$ 5,806	\$ 4,627
Home Improvement Superstore	862	1,000 SF GFA	\$ 3,375	\$ 3,638	\$ 2,245	\$ 1,716	\$ 3,508	\$ 3,941	\$ 2,432	\$ 1,938	\$ 4,049	\$ 4,447	\$ 2,806	\$ 2,236	\$ 5,459	\$ 6,063	\$ 3,742	\$ 2,982
Pharmacy/Drugstore	881	1,000 SF GFA	\$ 8,399	\$ 9,329	\$ 5,797	\$ 4,588	\$ 9,009	\$ 10,106	\$ 6,257	\$ 4,970	\$ 10,699	\$ 11,661	\$ 7,196	\$ 5,735	\$ 13,999	\$ 15,458	\$ 9,595	\$ 7,682
Shopping Center	820	1,000 SF GFA	\$ 4,322	\$ 4,825	\$ 3,243	\$ 2,585	\$ 5,126	\$ 5,693	\$ 3,513	\$ 2,800	\$ 5,915	\$ 6,569	\$ 4,034	\$ 3,231	\$ 7,886	\$ 8,739	\$ 5,405	\$ 4,308
Supermarket	830	1,000 SF GFA	\$ 12,780	\$ 14,195	\$ 8,766	\$ 6,981	\$ 13,845	\$ 15,377	\$ 9,490	\$ 7,563	\$ 15,975	\$ 17,743	\$ 10,950	\$ 8,726	\$ 21,200	\$ 23,658	\$	

Exhibit B: Water Impact Fee Per Service Unit, City of Frisco

Meter Size and Type	Water Impact Fee Per Service Unit (60% of the Maximum)	Water Impact Fee Per Service Unit (65% of the Maximum)	Water Impact Fee Per Service Unit (75% of the Maximum)	Water Impact Fee Per Service Unit (100% of the Maximum)
5/8" PD	\$1,911	\$2,070	\$2,389	\$3,185
1" PD (Single-Family Land Use)	\$1,911	\$2,070	\$2,389	\$3,185
1" PD	\$4,778	\$5,176	\$5,972	\$7,963
1-1/2" PD	\$9,555	\$10,351	\$11,944	\$15,925
1-1/2" TURB	\$15,288	\$16,562	\$19,110	\$25,480
2" PD	\$15,288	\$16,562	\$19,110	\$25,480
2" TURB	\$19,110	\$20,703	\$23,888	\$31,850
3" TURB	\$45,864	\$49,686	\$57,330	\$76,440
3" COMP	\$30,576	\$33,124	\$38,220	\$50,960
4" TURB	\$80,262	\$86,951	\$100,328	\$133,770
4" COMP	\$47,775	\$51,756	\$59,719	\$79,625
6" TURB	\$175,812	\$190,463	\$219,765	\$293,020
6" COMP	\$95,550	\$103,513	\$119,438	\$159,250
8" COMP	\$152,880	\$165,620	\$191,100	\$254,800

PD=Positive Displacement Meter, TURB=Turbine Meter, COMP=Compound Meter

Exhibit C: Wastewater Impact Fee Per Service Unit, City of Frisco

Meter Size and Type	Wastewater Impact Fee Per Service Unit (60% of the Maximum)	Wastewater Impact Fee Per Service Unit (65% of the Maximum)	Wastewater Impact Fee Per Service Unit (75% of the Maximum)	Wastewater Impact Fee Per Service Unit (100% of the Maximum)
5/8" PD	\$1,553	\$1,683	\$1,942	\$2,589
1" PD (Single-Family Land Use)	\$1,553	\$1,683	\$1,942	\$2,589
1" PD	\$3,884	\$4,207	\$4,854	\$6,473
1-1/2" PD	\$7,767	\$8,414	\$9,709	\$12,945
1-1/2" TURB	\$12,427	\$13,463	\$15,534	\$20,712
2" PD	\$12,427	\$13,463	\$15,534	\$20,712
2" TURB	\$15,534	\$16,829	\$19,418	\$25,890
3" TURB	\$37,282	\$40,388	\$46,602	\$62,136
3" COMP	\$24,854	\$26,926	\$31,068	\$41,424
4" TURB	\$65,243	\$70,680	\$81,554	\$108,738
4" COMP	\$38,835	\$42,071	\$48,544	\$64,725
6" TURB	\$142,913	\$154,822	\$178,641	\$238,188
6" COMP	\$77,670	\$84,143	\$97,088	\$129,450
8" COMP	\$124,272	\$134,628	\$155,340	\$207,120

PD=Positive Displacement Meter, TURB=Turbine Meter, COMP=Compound Meter

EXHIBIT # D

ORDINANCE NO. 05-07-53

**ON FILE IN CITY SECRETARY'S
OFFICE**